





























I am pleased to provide you with a copy of the Department's 2004 Activity Report, which is presented pursuant to Section 2.08.150 (Reports to City Council) of the Municipal Code. This report summarizes the recommendations made by the City Plan Commission and actions taken by the City Council on land development applications, as well as other major programs and projects undertaken by the Department during the 2004 calendar year.

The Planning, Research and Development Department consists of a team of professionals dedicated to promoting orderly development that protects and improves the quality of life and physical environment of the City of El Paso. The Department also works closely with a wide array of citizen boards and committees to fulfill its mission.

The City of El Paso is the hub of a great metropolitan center of commerce and capital. We must expand its economic potential as we compete with other regions in the nation and in the world. At the same time, we must create a more inclusive city, with broad economic opportunities, a healthy environment, and an improved quality of life in revitalized neighborhoods throughout the City.

This is an exceptional moment for city planners. Our skills and professional insights can demonstrate that the City of El Paso is advancing steadily, and that its future is gleaming.

The Neighborhoods Matter program and new policies designed to enhance community participation in all civic matters, have continued to focus the public's interest in quality of life issues. The core mission of the Planning, Research & Development Department is to serve the citizens of El Paso with the best programs and services possible that meet this demand.

We can further enhance the vitality and dynamism of the City by creating places with a lively mix of uses- residential, commercial and cultural. It is an exciting period in which we are required to think and advance new ideas and solutions to challenges in a timely and cost-effective matter. Our goal is for people to point to projects resulting from growth and development with pride and appreciation. We also must stress awareness that good design and economic development are closely linked.

Along with our partner departments, we strive to satisfy customers with our products and services to support growth and improve community design. The Department is continually fine-tuning services and processes to make sure they contribute to customer satisfaction with the goal of reducing processing time and errors while designing quality into our community. In a city where new trends are emerging and creating new opportunities, the Department is providing strong leadership and support to shape its future.

It is a privilege to serve as Director of the Planning, Research and Development Department. I welcome the opportunity to plan and develop places in the City of El Paso in which people will love to live and work. I look forward to your participation in this exciting process.

George G. Sarmiento, AICP Director







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The primary mission of the Planning, Research & Development Department is to prepare, revise and maintain a comprehensive plan that addresses the physical, economic, demographic, environmental, aesthetic and social components of the community to guide the future development of El Paso. The Department will explore new and innovative ways for improving the planning process, will develop plans and programs that are visionary and sensitive to the unique environment, will establish outreach programs to encourage greater public involvement, and will develop land use regulations that administer the City's developmental goals and objectives.

This mission will be accomplished by:

- Implementing neighborhood programs that empower citizens with the tools of change, and that facilitate the development of neighborhood plans
- Creating land use regulations that ensure public safety, that drive economic growth and revitalization, and that create and preserve an attractive community of livable neighborhoods and business enterprises
- Fostering economic growth by providing leadership and support in making El Paso a vibrant city in which to live, learn, work and play
- Developing long range plans to meet citywide needs and that provide for a progressive and sustainable future
- Providing reliable data, mapping and analysis to decision-makers
- Promoting outreach efforts in the land development process











2004 Accomplishments

- Implemented quarterly electronic newsletter with a community calendar, useful telephone numbers, updated demographic information, and department activities.
- Updated departmental website to include commission and board agendas, information regarding planning processes, and other enhancements.
- Updated all applications and informational brochures and made them available on the department's website.
- Reviewed and updated processes to streamline case handling and reporting mechanisms.
- Installed front counter computer to improve customer service by enabling planners to identify parcels, flag notification requirements and special zoning in consultation with applicants and the general public.
- Emphasized use of Geographic Information Systems to assist IT with digital citywide zoning control map.
- Coordinated with Building Permits & Inspections on utilization of Tidemark development application tracking and permitting software package.
- Assisted with presentation of monthly Neighborhoods First Seminars with neighborhood association members.
- Coordinated on the Rio Grande Trail System with Ciudad Juarez, Mexico, Sunland Park, New Mexico, El Paso County, and the Texas Department of Transportation.
- Updated photographic inventory of Historic Districts.











Budgeting by Division

	FY 2004	FY 2005
Administration	\$216,655	\$253,535
Land Development	\$538,835	\$637,027
Long Range	\$477,717	\$419,127
Data Management	\$391,195	\$257,094
Total	\$1,624,402	\$1,556,783

Budgeting by Function

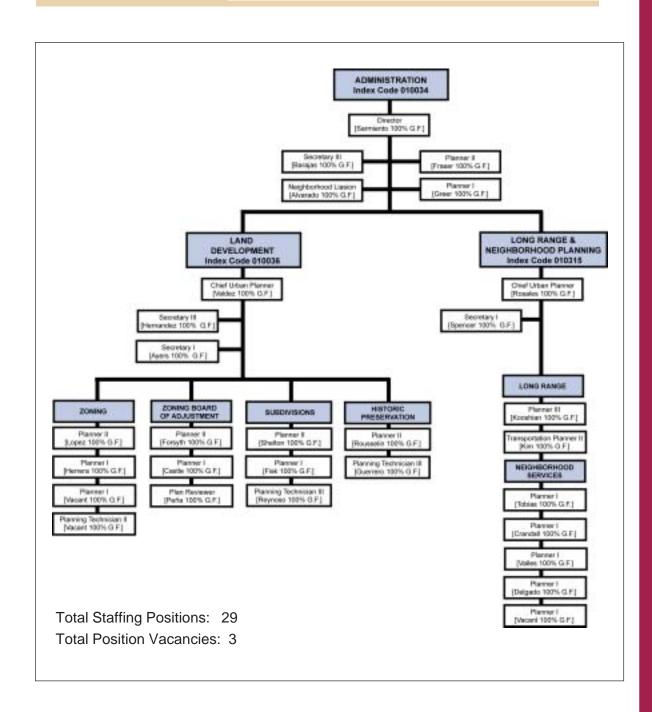
	FY 2004	FY 2005
Personal Services	\$1,537,567	\$1,485,748
Contractual Services	\$65,950	\$59,550
Materials / Supplies	\$16,200	\$15,150
Operating Expenditures	\$4,685	\$6,335
Total	\$1,624,402	\$1,556,783







FY 2004 Staffing Table









Services

- Implement electronic transaction system for payment of fees.
- Reduce city government's burden on businesses by eliminating redundant collection of data and better leveraging computer and Internet technologies for communication.
- Offer concurrent and parallel site plan and building plan reviews.
- Simplify planning department processes and reduce costs through integrating functions with other departments and eliminating redundant functions.
- Improve and innovate services.
- Provide automated front counter service with kiosk to provide zoning, ordinance, and contract information at the click of a button. Also provide links to customer service areas of other city departments.

Proficiency and Dependability

- Continue staff training to emphasize the prevention of errors to reduce costs.
- Start to cross train between departments that share various processes. Break down barriers between departments- staff in land use plan review, permitting, design, construction and inspections must work as a team to foresee problems that may be encountered with a product or service.
- Reinforce teamwork and participation-institute individual leadership and responsibility.

Courtesy

- Notification letters, applications, and brochures to public should be in Spanish and English. Providing applications and brochures at front counter in both Spanish and English.
- Well-done and well-placed information center in customer waiting area that includes information on all city services.
- Implement electronic records management- allow citizens to access records and track applications via Internet.







Ease of Use

- Process and system design improvement- management can encourage and empower front-line employees to help improve application processes.
- Create inter-department team to develop flow charts of all the steps of a process to examine how the various steps relate to each other. The charts must be from the citizen's perspective to spot where the loopholes are, where the team thinks it can be simplified and improved to make it work more effectively and efficiently for both internal and external customers.
- Create user-friendly guide of department functions and processes.
- Continue to work toward the implementation of a one-stop business center that would provide information on laws and regulations that can help businesses understand compliance information. A long-term goal is, to the maximum extent possible, applications would be completed, submitted and approved online.
- Simplify department processes and reduce costs through integrating and eliminating redundant systems, reducing paperwork, work backlogs, and delays in processing development applications.

Timliness and Other Products

- Expedite submittal and review of applications.
- Have some site plans reviewed administratively with appeals going to the City Planning Commission and City Council.
- Streamlining government operations to guarantee rapid response to citizen needs.
- Digital publications to save on printing cost for documents- especially for color documents.
- Making it possible for citizens, businesses, other city departments and agencies to easily find information and get services and products from the Planning department via the Internet.







The Land Development Division reviews and processes applications related to current planning and land development within the City of El Paso and its extraterritorial jurisdiction. The Division serves as technical staff to the City Plan Commission, Zoning Board of Adjustment, Historic Landmark Commission, El Paso Mountain Committee, Building & Zoning Advisory Committee, Development Coordinating Committee, and Subdivision Coordinating Committee. In addition, the Division prepares amendments to the City's zoning and subdivision regulations regarding development standards, policies, and procedures necessary to implement the objectives of the City's Comprehensive Plan. The Land Development Division is divided into four sections: Subdivisions, Zoning, Zoning Board of Adjustment, and Historic Preservation.

Subdivisions

- Plats/Replats
- Vacations/Dedications
- Certificates of Determination
- Land Studies
- Special Privilege Licensing
- Sales/Leases/Miscellaneous
- Street names and addresses

Zoning

- Rezoning
- Special Permits
- Detailed Site Development Plans
- Zoning Amendments/Releases
- Amendments to the Municipal Code

Zoning Board of Adjustment

- Special Exceptions
- Variances
- Zoning Verifications
- Non-conforming Determinations

Historic Preservation

- Certificates of Appropriateness
- Administrative Review

Meetings Held in 2004	
City Plan Commission	25
Historic Landmark Commission	23
Zoning Board of Adjustment	21
El Paso Mountain Committee	8
Development Coordinating Committee	51
Subdivision Coordinating Committee	52
Building & Zoning Advisory Committee	16
Total	196

Fees Collected in 2004			
Subdivision Section Applications	\$ 182,488		
Zoning Section / ZBA Applications	\$ 257,797		
Special Privilege Licenses	\$ 41,921		
Park Fees	\$ 434,526		
Total	\$ 916,732		

Public Notices Sen	t in 2004
Zoning Section	7,550
Zoning Board of Adjustment	9,550







Subdivision Activity

A total 81 subdivisions were recorded in El Paso in 2004, an increase of 15 subdivisions from 2003. A total of 3,988 residential units were platted and recorded citywide in 2004 compared to 3,891 in 2003, which resulted in an increase of 3.5 percent or 97 units.

The East Planning Area once again contained the majority of new planned growth for 2004. Approximately 51 percent, or 2,036 of the newly platted residential units, were located in the East Planning Area of El Paso. There was a decrease of 334 platted residential units in 2004 over 2003 for the East Planning Area. The Northwest Planning Area had a total of 1,085 platted residential units, a decrease of 268 units from 2003. The Northeast Planning Area had an increase of 217 platted residential units from 111 units in 2003 to 328 units in 2004. The Lower Valley Planning Area had 145 residential units platted in 2004 compared to only 2 units in 2003. The Central

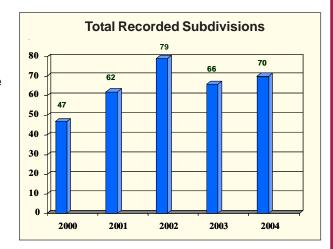
Planning Area had only two residential subdivisions recorded in 2004 with two residential units...

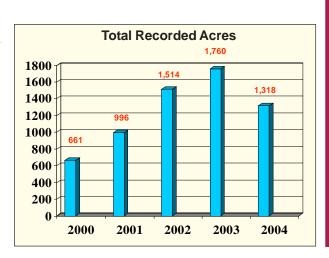
A total of 92 new subdivision applications were submitted for processing within the City's Extraterritorial Jurisdiction (ETJ) in 2004, a decrease of 4 applications from 2003. In addition, a total of 391 new residential units were platted within the City's Extraterritorial Jurisdiction (ETJ) in 2004, compared to 49 units in 2003.

The East Planning Area also contained the majority of planned commercial growth with almost 137 acres platted for commercial development.

Land Studies

There were no land studies submitted in 2004, compared to 3 land studies submitted in 2003.











Vacation, Dedication, and Street Name Change Applications

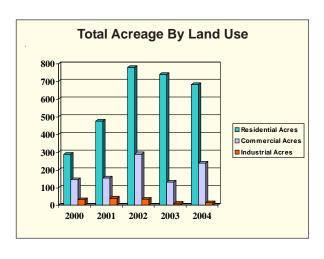
A total of 20 vacation, dedication, and street name change application requests were processed in 2004. The requests included applications for street, alley and easement vacations and dedications. This represents a decrease of 2 applications from 2003. A total of \$9,707 in fees were collected for the applications and an additional \$118,800 was collected for market value of rights-of-way vacated.



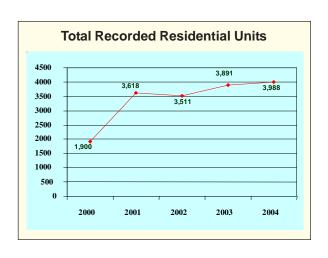
A total of 24.23 acres of parkland were dedicated by subdivision plat in 2004. In addition, one off-site parkland dedication was submitted in 2004 containing 3.714 acres. There was a decrease in the amount of park fees collected for 2004. The City collected a total of \$467,691 in park fees in 2004 compared to \$651,332 in 2003.

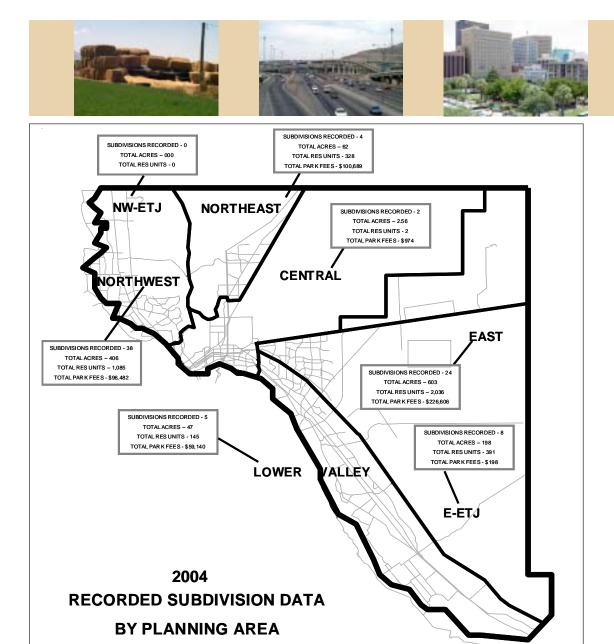
Certificates of Determination

Certificates of Determination are required by State law and the City's Subdivision Ordinance to assist in determining whether a property has been legally subdivided. The certificate is required prior to installation of utility hook-ups to new developments. A total of 308 application requests were processed in 2004, a slight increase from the 300 applications processed in 2003. A total of \$7,600 in fees were collected in 2004 for certificates issued.









	2004 Recorded Subdivisions By Representative District							
District	Total Subdivisions	Total Acres	Residential Acres	Commercial Acres	Industrial Acres	Residential Units	Park Acres Dedicated	Park Fees
1	35	381	209	14	14	998	10.59	\$81,182
2	0	0	0	0	0	0	0.00	\$(
3	1	2	0	2	0	0	0.00	\$0
4	5	84	57	5	0	406	0.00	\$100,689
5	11	339	155	67	0	1,130	7.35	\$74,211
6	10	170	70	64	36	488	6.29	\$179,695
7	3	22	20	0.4	0	4	0.00	\$30,940
8	3	6	0.32	5.43	10	0	0.00	\$974
TOTALS	68	1,004	511	158	60	3,026	24.23	\$467,69



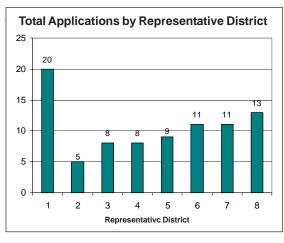


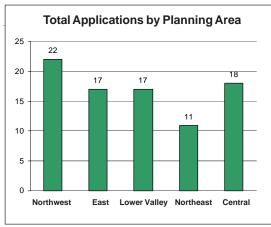


Rezoning Activity

A total of 85 applications for rezoning were submitted for processing in 2004, an increase of 2 applications from 2003. Rezoning requests covered 928 acres of land, a decrease of 1,130 acres from 2003. The largest single rezoning request in 2004 totaled 178 acres, compared with 2 applications in 2003 which totaled over 1,000 acres.

The largest number of rezoning applications were from District 1 with 20 applications. District 1 also had the most acres rezoned at 365 acres. The most significant trend in District 1 the rezoning of land from R-F (Ranch and Farm) to residential zoning districts. A total of 88 acres were rezoned that were previously used for farming purposes. Seven applications totaling 42 acres were also submitted to rezone property from residential zoning classifications to commercial districts.





Rezoning Cases Submitted in 2004	85
Development Coordinating Committee (DCC)	
Approval Recommendation	71
Denial Recommendation	7
Withdrawn prior to DCC Recommendation	4
Pending	3
Total cases reviewed by DCC	78
City Plan Commission (CRC)	
City Plan Commission (CPC)	70
Approval Recommendation Denial Recommendation	4
	6
Withdrawn prior to CPC Recommendation	65
Upheld DCC Recommendation Reversed DCC Recommendation	9
	5
Pending Total cases reviewed by CPC	75
Total cases reviewed by GFG	75
City Council	
Approval	58
Denial	2
Withdrawn prior to CC Recommendation	9
Upheld CPC Recommendation	56
Reversed CPC Recommendation	1
Appeals	1
Pending	16
Total cases reviewed by City Council	60







District 2 had 6 applications totaling 181 acres, with the largest request accounting for 178 acres. That application was submitted by the El Paso International Airport and rezoned property from M-1 (Light Manufactturing) to C-4 (Commercial) to allow for future commercial development along Montana Avenue. In District 3, rezoning requests mainly consisted of rezoning property to allow for more intensive commercial uses. There were 8 total applications comprising about 9.5 acres.

District 4 showed an interesting trend of rezoning property manufacturing and commercially zoned property to residential zoning districts to allow single family residential development. This trend included 4 applications comprising 86.5 acres. Districts 5, 6 and 7 had the greatest diversity in rezoning requests with a total of 30 rezoning applications. Of 206 total acres proposed for rezoning in these districts, approximately half were requests for conversion of property zoned R-F (Ranch and Farm) to residential and commercial zoning districts. There were also several applications to allow greater density in residential districts.

District 8, which includes the downtown and central area, had 13 applications for rezoning. Most of these were for small parcels of land with requests to rezone from residential zoning districts to A-O (Apartment/Office) or S-D (Special Development).

Special Privelege Licenses

A total of 29 Special Privilege License applications were processed in 2004, compared to 20 applications in 2003. A majority of the applications were for use of public rights-of-way within District 8.









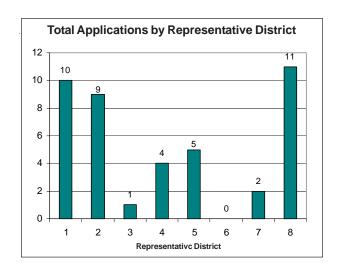


Special Permits

A total of 42 special permit applications were submitted during 2004, an increase of 4 applications from 2003. Special permit requests covered 369 acres, a majority of which were zoned residential. Of the applications submitted, 321 acres were for vacant land and the remaining applications involved existing development.

In 2004, a total of 18 applications were submitted for off-site parking and parking reductions requests. There were also 10 special permit applications for planned residential developments with variable lot sizes, variable setbacks, or private streets. Other requests varied from governmental and philanthropic uses to cellular antenna facilities. A new special permit was approved by City Council during the year to promote infill development in older areas of the City. Four applications were submitted for infill development.

Most of the applications in District 1 were for planned residential developments. The applications in Districts 4 and 5 were evenly divided between governmental and philanthropic uses and planned residential developments. District 8 had the most special permit requests. Most of the requests in Districts 2 and 8 were related to off-site, off-street parking or parking reduction requests



Special Permit Cases Submitted in 2004	42
Development Coordinating Committee (DCC) Approval Recommendation Denial Recommendation Withdrawn prior to DCC Recommendation Pending Total cases reviewed by DCC	35 1 3 3 36
City Plan Commission (CPC) Approval Recommendation Denial Recommendation Withdrawn prior to CPC Recommendation Upheld DCC Recommendation Reversed DCC Recommendation Pending Total cases reviewed by CPC	32 3 4 33 2 3 35
City Council Approval Denial Withdrawn prior to CC Recommendation Upheld CPC Recommendation Reversed CPC Recommendation Appeals Pending Total cases reviewed by City Council	27 0 8 26 0 7 27







Detailed Site Development Plans

A total of 19 detailed site development plans were submitted in 2004, a decrease of 13 applications from 2003. A majority of the applications were submitted for commercial property located in Districts 1, 5, and 7.

Detailed Site Plans Cases Submitted in 2004	19
Development Coordinating Committee (DCC) Approval Recommendation Denial Recommendation Withdrawn prior to DCC Recommendation Pending Total cases reviewed by DCC	18 0 0 1 18
City Plan Commission (CPC) Approval Recommendation Denial Recommendation Withdrawn prior to CPC Recommendation Upheld DCC Recommendation Reversed DCC Recommendation Pending Total cases reviewed by CPC	18 0 0 18 0 1
City Council Approval Denial Withdrawn prior to CC Recommendation Upheld CPC Recommendation Reversed CPC Recommendation Appeals Pending Total cases reviewed by City Council	6 0 0 6 0 1 5

Zoning Condition Amendments / Releases

A total of 7 applications for release or amendments of zoning conditions were submitted in 2007, a decrease of 2 applications from 2003. A majority of the requests were for property located in the Central Planning Area.

Amendment / Release Cases Submitted in 2004	7
Development Coordinating Committee (DCC)	
Approval Recommendation	5
Denial Recommendation	2
Total cases reviewed by DCC	7
City Plan Commission (CPC)	
Approval Recommendation	4
Denial Recommendation	2
Total cases reviewed by CPC	6
City Council	
Approval	3
Denial	1
Total cases reviewed by City Council	4
Total cases reviewed by Oily Council	·







Zoning Board of Adjustment

During 2004, the ZBA heard a total 195 cases, including 18 for commercial properties and 177 for residential properties. There were 173 applications submitted for special exceptions and 22 applications for variances . The ZBA approved 180 requests - 9 applications were denie and 6 applications were withdrawn by the applicants. There were also 308 zoning verification letter requests and 144 legal non-conforming determinations.

ZBA Applications	
Special Exceptions	173
Variances	22
Zoning Verification Letters	308
Legal Nonconforming Letters	144
Total	647

Historic Preservation

During 2004, the Historic Preservation Section processed a total of 331 applications, including 29 Certificates of Appropriateness, 8 Certificates of Demolition, and 294 Administrative Review Requests.

A majority of the Certificate of Appropriateness requests were located in Manhattan Heights and Sunset Heights. Regarding Certificates of Demolition, there were 2 requests in Austin Terrace, 2 requests in Manhattan Heights, 2 requests in Sunset Heights, 1 request in Ysleta, and 1 independent request.

Sunset Heights had the majority of requests for Administrative review with 222 applications. Austin Terrace had 44 Administrative review requests.



Certificates of Appropriateness by Historic District Austin Terrace 4 Chihuahuita Downtown 2 Magoffin Manhattan Heights 10 San Francisco 0 14 Sunset Heights Ysleta 1 Mission Trail 1 Independent 2 Total 29







2004 Census Update

Population Change Projections by Planning Area

Planning Area	<u> 1990</u>	<u>2000</u>	<u>2003</u>
Northwest	70,803	90,848	96,510
Northeast	86,641	92,761	96,542
Lower Valley	108,830	103,001	106,086
East	110,014	153,194	170,819
Central	139,054	123,858	124,097
City Total	515,342	563,662	594,054

Source: U.S. Census and Planning, Research and Development

2004 Permits Overview

	PERMITS	VALUATION	FEES DUE
New Single Family	1,492	\$99,220,289.00	\$677,064.14
New 2 Family Buildings	21	\$1,917,836.00	\$13,147.54
New 3 or 4 Family Buildings	63	\$16,518,240.00	\$27,100.65
Multifamily & Apartment Buildings	49	\$10,156,851.51	\$29,277.91
New Mobile Home Placement	233	\$4,154,625.38	\$11,930.00
New Churches & Religious	7	\$4,760,000.00	\$17,974.75
New Industrial	16	\$5,513,020.00	\$28,179.83
New Parking Garages (Blds & Open Deck)1	\$10,000.00	\$90.00	
New Hospitals & Institutional	10	\$25,866,800.00	\$50,189.68
New Office, Banks & Professional	40	\$20,534,961.00	\$81,175.29
New Public Works & Utilities	14	\$6,319,105.16	\$16,409.00
New Schools & Educational	23	\$36,119,000.00	\$67,300.01
New Stores & Customer Service	37	\$25,923,538.00	\$101,642.71
New Structures Other than Buildings	15	\$2,407,240.00	\$7,548.63
Surface Parking Lots	8	\$497,970.00	\$3,228.50
Sidewalks, Driveways and Curb Cuts	346	\$0.00	\$16,260.00
Demo: Single Family Houses (Atch/Detach)8	\$28,300.00	\$540.00	
Demo: 1 & 2 Family Buildings	32	\$68,680.00	\$2,460.00
Demo: 3 & 4 Family Buildings	2	\$4,500.00	\$150.00
Demo: 5 or more Family Buildings	1	\$90.00	
Demo: All Other Buildings and Structures73	\$906,950.00	\$5,635.00	
Demo: Off-Premise Sign	12	\$25,000.00	\$750.00
Signs/On-Premise	1,258	\$2,153,193.75	\$89,386.79
Signs/Off-Premise (Billboards)	10	\$11,340.00	\$662.00
Right of Way Rental	100	\$2,425,240.00	\$143,324.20
Stands and Temporary Structures	129	\$374,430.00	\$21,297.20
Total	10,766	\$454,631,206.17	\$2,503,872.72

Source: Building Permits & Inspections Department







The Long Range and Neighborhood Planning Division focuses on long-term planning issues and neighborhood issues. The motto of the neighborhood planning program is "Neighborhoods Matter! Fostering Community Pride." Services of the Division include neighborhood planning, specific study area plans, site selection and analysis studies, special studies and transportation planning support services.

In 2004, the first Neighborhood Summit was held with support from the neighborhood planning staff. The neighborhood recognition ordinance celebrated its first anniversary and neighborhood planners worked on a guide for neighborhood plan development. In addition, several neighborhood plans are near completion and others proposed for 2005. Various transportation initiatives were also completed in 2004. Of critical importance are the partnerships with other agencies and departments on projects with a regional planning impact that the Division provided expertise and assistance on throughout the year.

This year marked the end of the partnership program with the EI Paso Empowerment Zone (EZ) AmeriCorps VISTA volunteer program. The program began in May 2003 and formally ended in November 2004. For this program, VISTA volunteers collaborated with neighborhood planners in outreach efforts to promote the creation of neighborhood associations within the Empowerment Zone. VISTA Volunteers successfully organized over 10 different associations, most registered under the Neighborhoods First! Program. In addition to having outreach volunteers working with community groups, the EZ offered special workshops on capacity building issues, duties of the elected officers, guidance on conducting meetings and other capacity building efforts for neighborhood associations. The EZ offered these workshops to all associations free of charge. VISTA Volunteers offered assistance to any neighborhood association requiring "hands on" technical assistance regardless of location. VISTA Volunteers also collaborated with the Planning department in completing Neighborhood Plans. More importantly, volunteer efforts on capacity building will continue to help associations implement adopted plans over the long term.

In order to better serve the community, planners in the Division engaged in training sessions to hone their communication skills with an emphasis on conflict resolution techniques. A special conflict resolution for planners course was designed for the staff with full participation from the division team. Follow-up training sessions designed to improve service offerings and excellent customer service were also important accomplishments for the division.







Neighborhood Planning

There was activity in both the Central and Northwest Planning Areas in 2004, including adoption of two specific study area plans. City Council approved The Upper Valley Plan, which is within the Northwest Planning Area, on January 13, 2004. The Plan included recommendations for future growth. Its policies for development and zoning were used to amend The Plan for El Paso (Planning, 1999). The Chihuahuita Neighborhood Plan is the first in a series of plans with real grassroots connection to the residents. Adopted in March 2, 2004, the Plan represents the opinions, needs and concerns of the people most affected by its findings and recommendations. Several other Neighborhood Plans are in the process of being developed.

Neighborhood Plan Template and Neighborhood Planning Process

Neighborhood Planning staff completed a draft policy document on the neighborhood plan development process. This guide is intended to serve appointed and elected officials, neighborhoods and staff. The guide includes a neighborhood plan template that summarizes what items may be effectively addressed through a neighborhood plan. The proposed guidelines include greater participation of the City Plan Commission in the plan development process. The guide is in draft form as public comment is to be considered in early 2005. After comments are considered, the guide will be adopted by City Council after a recommendation from the City Plan Commission.











Neighborhood Plans

Five Points Neighborhood Plan

Work on the Five Points Neighborhood Plan continued in 2004 with a final draft completed in June 2004. The neighborhood plan covers the area bounded by Cotton and Stevens Streets, Interstate 10 and Nashville Avenue. This is one of the largest areas, with over 5,000 parcels, to be addressed in a neighborhood plan to date. Five Points represents the City's oldest suburb and contains the first town center, known as the Five Points Business District, ever developed outside of downtown. This center was once the focal point of the neighborhood. It served as a social gathering place for residents and as a location to acquire needed goods and services. Changes and lack of investment in the neighborhood have caused the steady decline of this once vibrant community. The neighborhood plan draft includes a description of current conditions in the neighborhood and a comprehensive action plan for revitalization that includes housing, land use, code compliance, transportation, infrastructure, urban character and recreation. Plan adoption was delayed in July 2004 in order to create a neighborhood plan template and develop a neighborhood planning policy document.

Montoya Heights Neighborhood Plan

The Montoya Heights neighborhood is in Northwest El Paso, located between Doniphan Drive and Interstate 10, and North of Redd Road. The neighborhood faces several challenges that area residents, through the Montoya Heights Community Improvement Association, are addressing through a neighborhood-planning process. The group held several meetings with the assistance of neighborhood planners. The most pressing issues for this neighborhood include street and drainage infrastructure, the high volume of trucks traveling through the neighborhood, access to the City's mass-transit service, and pedestrian-friendly amenities. The Planning Department is working with the Montoya Heights Community Improvement Association to develop and implement a plan for their neighborhood to identify and resolve these challenges. Montoya Heights residents continue to be active and involved in the process.

Neighborhood Associations with Neighborhood Plans under Consideration

- Sunset Heights Neighborhood Association (Central)
- San Juan Neighborhood Association (Central)
- El Paso High, Houston Park and Golden Hills Neighborhood Association (Central)
- North Hills Neighborhood Association (Northeast)
- Redd-Mulberry Neighborhood Association (Northwest)
- · Roberts Neighborhood Association (Northwest)
- Borderland (Northwest)
- Thomas Manor, Cedar Grove & El Paso Lower Valley Associations (Lower Valley)
- Valle Bajo (Lower Valley)







Transportation Planning

Transportation planners in the division have various responsibilities regarding transportation planning studies for the department and the City. In addition to updating the Major Thoroughfare Plan of the City of El Paso, the transportation section provides traffic modeling services to other departments, assists neighborhood planners in addressing traffic and transportation concerns at the neighborhood level and scale, and coordinates with other transportation planning partners in the region.

Transportation planners work with the Metropolitan Planning Organization (MPO) and Texas Department of Transportation (TXDOT) to provide sufficient roadways for the City of El Paso. The Planning Department maintains the Major Thoroughfare Plan and reviews all arterials during the subdivision process to ensure adequate connections between developments.

Major Thoroughfare Plan Amendments

The Major Thoroughfare Plan (MTP) is the part of the City's comprehensive plan that guides the growth of the thoroughfare system. This system is a network of existing and proposed freeways, expressways, highways and major streets. Major thoroughfares carry the bulk of the city's traffic and may be developed as four-lane, six-lane or wider roadways. The MTP map shows the location of all existing and proposed roads in the system and indicates the functional class of each road. Design standards for each functional class are part of the City's subdivision regulations.

Major thoroughfares reviewed during 2004 include Arterial #1, Stanton, Riverbend, Billy the Kid, and Gomez-Redd Connection. The following amendments were made to the Major Thoroughfate Plan in 2004:

- Arterial #1: Section downgraded from expressway to collector arterial
- Riverbend: Portion deleted from major thoroughfare plan
- Billy the Kid: Re-alignment approved
- Gomez-Redd Connection: Portion deleted from the Major Thoroughfare Plan







Transportation Planning Projects in Progress

- City's Transportation Plan
- Update to the Bikeway Study
- Transportation system modeling for PSB Northeast Master Plan
- Various changes to the Northwest area major thoroughfares proposed

Area Specific Transportation Analysis

- Texas Tech Medical Services Area (Alameda Avenue corridor)
- Northeast Master Plan area
- Mesa-Cincinnati / Stanton Street Corridor
- Coordination meetings with TxDOT for various roadway design/construction projects

Support for various initiatives by the transportation planning section

- Transportation Working Group staff support
- Analysis for major thoroughfare changes for the PSB master planned areas
- Support for Texas Tech Medical Services Center area for streetscape improvements
- Coordination with the Metropolitan Planning Organization (MPO)
 - (1) 2030 Metropolitan Transportation Plan (2030 MTP) development assistance
 - (2) Functional Classification of Arterial review
 - (3) Transportation Modeling demographics review
 - (4) Transportation Improvement Plan (TIP) development
 - (5) Technical Advisory Committee Planning Department representation











Other Projects

City Review Committee

The division provides support to the City Review Committee (CRC) that examines building permits within the Neighborhood Conservation Overlay district. The CRC reviews building permit requests and authorizes release of those permits if they meet the specifications contained within the Rim-University Neighborhood Plan. The CRC heard 44 cases in 2004 with 39 applications approved.

PSB Master Plans for Northwest and Northeast

In the past year the EI Paso Water Utilities-Public Service Board (EPWU-PSB) worked on finalizing master plans for EPWU-PSB- managed land in the Northwest and Northeast planning areas. Both plans include innovative planning concepts that have not been previously implemented in the City of EI Paso such as large open space areas to preserve arroyos. The Northwest master plan area includes approximately 1,850 acres. Significant portions of this land abutting the Franklin Mountain State park are proposed as open space areas. The Northeast master plan area includes 14,563 acres of land. This area proposes various changes to the major thoroughfare system in order to incorporate a town center concept into the master plan.

Northwest Plan



Northeast Plan









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